



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD
HYBRID VIRTUAL/IN PERSON MEETING
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
NOVEMBER 23, 2021
9:00 A.M.**

**Cumulative Attendance
2/2021 through 1/2022**

Board Members

	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Mark Booth, Chair	P	8	0
Chris Evert, Vice Chair	P	7	1
Justin Beachum	P	7	1
Julie Lurie	P	3	0
Michael Madfis	P	8	0
William Marx	P	8	0
Terry Nolen	A	6	2

Alternates

Lakhi Mohnani	A	4	4
Karen Dirindin	A	1	3
Kyle Sawchuk	P	2	2

Staff Present

Kymberlee Curry Smith, Board Attorney
Tasha Williams, Administrative Supervisor
Yvette Cross-Spencer, Administrative Assistant
Katie Williams, Administrative Assistant
Doris Coleman, Administrative Assistant
Carmen Thompson, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Alexander Albores, Building Inspector
Nebojsa Madic, Building Inspector
Leonardo Martinez, Building inspector
Jorge Martinez, Building Inspector
Jose Saragusti, Building Inspector
Jamie Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

BE20060277: James Hurchalla, attorney
BE21090022: Esaie Dumervil, manager; Rahema
Golding, manager

CE17020146: Corey Ritchie, CRA Project Manager
BE21060108: Neil Extord Lawson, owner

The meeting was called to order at 9:03 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: BE21090022

916 NW 3 AVE 1-4
916 NW 3RD AVENUE LLC

Service was via posting at the property on 10/22/21 and at City Hall on 11/9/21.

Alexander Albores, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
FOUR MINI SPLIT A/C UNITS.

FBC(2020) 116.1.1

BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.
UNSAFE ELECTRICAL SYSTEM, A/C UNITS LEAKING, ELECTRIC FIXTURES HANGING.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation. Due to the unsafe conditions, he requested the case come back as a Massey Hearing in January.

Rahema Golding, property manager, said they had retained an electrician and engineer but the engineer's car was broken into and the plans stolen. They had hired a new engineer. She said they could comply within 63 days.

Motion made by Mr. Marx, seconded by Ms. Evert, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/25/22, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE17020146

1545 NW 6 ST
PERSAUD, BOODHWATTIE

This case was first heard on 1/29/18 to comply by 6/26/18. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,620 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, reported the permit was still in process and recommended imposition of the fines.

Corey Ritchie, CRA Project Manager, said everything had been inspected and finalized, and the general contractor was working with the Department of Sustainable Development on closing out the permits. Inspector Martinez said the last permit for the fire suppression system was still in process. Mr. Ritchie explained how the permit requirements had changed since they began. He stated the fire suppression system had been inspected and the Building Inspector had finalized everything.

Mr. Madfis noted the communication problem and suggested a listing of all needed items for the contractor and field inspector. Inspector Martinez said the system indicated the one permit still in process and he recommended allowing an extension to clarify.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 1/25/22, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE21060108

3010 SW 7 ST
EXTORD LAWSON, NEIL

Service was via posting at the property on 10/29/21 and at City Hall on 11/9/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ENCLOSED PORCH INTO LIVING AREA ON EAST SIDE OF THE PROPERTY.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Neil Extord Lawson, owner, said he had enclosed the porch for storage, but had decided to remove it and had already submitted a demolition plan to the City. He requested a month's extension.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/25/22, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE20060277

328 CORAL WAY
GEOFFROY, VINCENT & LINDA

This case was first heard on 4/27/21 to comply by 9/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported the permit application had been awaiting corrections since August 17, 2021. He and the respondent had agreed to an extension until January 2022. He asked for the case to come back as a Massey Hearing in January so the fine could be imposed if the property was not in compliance.

James Hurchalla, attorney, said they needed to void and old permit and open a new one. Mr. Madfis said this related to drainage on the site and this should be conveyed to the designer and the City on the plans. Mr. Hurchalla confirmed the four-inch curb was meant to direct water into the drainage system on the street. Inspector Martinez advised the respondent to consult with City engineers/plumbing inspectors.

The Board took no action.

Case: BE21050059

2901 NW 18 ST
BROWARD MULTIFAMILY LLC

Service was via posting at the property on 11/3/21 and at City Hall on 11/9/21.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
UNITS # 2,3,4, 21, 28, 30, 27. STRUCTURAL, ELECTRICAL AND MECHANICAL.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Ms. Evert, seconded by Mr. Beachum, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/25/22, or a fine of \$250 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE20050414

528 NW 18 AVE
BALFE, JEFFREY R
NIERENBERG, ASHLEY N

Service was via posting at the property on 10/29/21 and at City Hall on 11/9/21.

Leonard Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
GARAGE AND LIVINGROOM CONVERTED INTO BEDROOMS. CONSTRUCTION OF ONE ADDITIONAL BATHROOM.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/25/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: BE21080017

536 INTRACOASTAL DR
JONES, MICHAEL P
JUDGE, KIMBERLY R

Service was via posting at the property on 10/28/21 and at City Hall on 11/9/21.

Alexander Albores, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
SHEET PILING RETAINING WALL AT THE NORTH SIDE OF PROPERTY. FILL ADDED/RAISED GRADE.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said a permit application had been awaiting reply since August 2021 but the contractor informed him the owner would withdraw the application. The retaining wall had been removed but the fill material remained on site.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/25/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Case: CE21030793

2450 NW 31 AVE
LOWE, ANTHONY L & EVADNE

This case was first heard on 9/28/21 to comply by 11/23/21. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the case was not in compliance and recommended it come back as a Massey Hearing.

The Board took no action.

Case: CE19050105

1110 PARK DR
BURNETTE, VALERIE L & THOMAS, IRENE E

This case was first heard on 1/26/21 to comply by 4/27/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building Inspector, recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 63-day extension to 1/25/22, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: BE20100017

3000 RIVERLAND RD
OSTROVSKIY, STEVE

This case was first heard on 4/27/21 to comply by 9/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Building Inspector, reported the addition/remodeling permit was in progress but workers had been working on the second floor without the permit. He had posted a Stop Work Order on the property and been informed that work had continued. Upon his revisit, he confirmed that additional work had been done after he posted the Stop Work Order. He recommended scheduling the case for a Massey Hearing.

The Board took no action.

Case: CE21040026

1440 N FEDERAL HWY
GREENPOINT FEDERAL INVESTMENTS LLC

This case was first heard on 9/28/21 to comply by 11/23/21. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported the case was not in compliance and recommended scheduling the case for a Massey Hearing.

The Board took no action.

Case: BE21060088

76 ISLE OF VENICE DR
76 ISLE OF VENICE INC

This case was first heard on 9/28/21 to comply by 11/23/21. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Matinez, Building Inspector, reported the case was not in compliance and recommended scheduling the case for a Massey Hearing.

The Board took no action.

Case: CE21020758

2667 KEY LARGO LN
ALMINAQUE, GUSTAVO A
RICO, ANALAY

This case was first heard on 5/25/21 to comply by 9/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, recommended a 63-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx, to grant a 63-day extension to 1/25/22, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE21040327

2571 NW 16 ST
THOMPSON, JOSEPH JR

This case was first heard on 9/28/21 to comply by 11/23/21. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported the case was not in compliance and recommended scheduling the case for a Massey Hearing.

The Board took no action.

Case: CE21050720

2841 NE 55 ST
MATOS, JUAN LUIS

This case was first heard on 9/28/21 to comply by 11/23/21. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Matinez, Building Inspector, reported the case was not in compliance and recommended scheduling the case for a Massey Hearing.

The Board took no action.

Case: BE20020065

5535 NW 35 AVE B
BRE ALPHA INDUSTRIAL PROPERTY
OWNER LLC % GATEWAY

This case was first heard on 1/26/21 to comply by 3/23/21. Violations, service, and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$50 and the City was requesting the full fine be imposed.

Jose Saragusti, Building Inspector, requested no fine be imposed.

Motion made by Ms. Evert, seconded by Mr. Sawchuck to impose no fine. In a voice vote, motion passed 7-0.

Complied, Closed and Withdrawn Cases

Staff entered the closed and withdrawn cases listed on page 8 of the agenda into the record.

Motion made by Ms. Evert, seconded by Mr. Beachum, to accept the cases on page 8 into the record as closed. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Madfis, seconded by Ms. Evert, to approve the minutes of the Board's October 26, 2021 meeting. In a voice vote, motion passed unanimously.

Board Discussion

None

Communication to the City Commission

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

BE-19120043

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

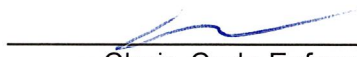
None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

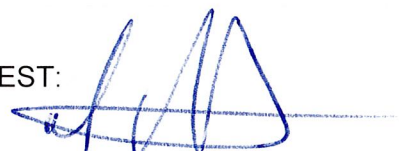
None

There being no further business to come before the Board, the meeting adjourned at 9:44 a.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.